4	۲,	5	1		1
-	.,	J	1	•	4.

Appendix 12

OMB No. 2502-0044 (Exp. 7/31/87)

				MENT OF HOUSING AND URBAN DEV	ELOPMENT	(EX	p. 1/31
Boss		FEDERAL HOUSING ADMINISTRATION CONTRACTOR'S end/or MORTGAGOR'S			Project No.		
Spensor		,	COST BREAKDOWN			Building MontHication	
Name of Project			I	Lecation			
Th	ia (form represents the Contractors and/	or Mortgagors f	rm costs and services as a best	a for disburs	ing deller emounts when insu	red advances
-	-	quested. Detailed instructions for a	templering this	erm are included an the reverse	side.		
	0-×	TRADE ITEM	COST		TRADE DEI	CRIPTION	
	_2	Concrete					
<u></u>	3	Metels					
		Rough Corporatry Franch Corporatry					
•	٦	Woterproofing					
		Reafing					
_	_	Sheet Metel					
		Deers .					
		Windows Glass					
		Lath & Plaster					·····
_	_	Orywett Tilo Wark					
16	,	Acoustical					
		Resident Flooring				N78-1971-1	
		Pointing & Docurating					
		Specialties Special Equipment					
		Cobinets					
		Appliances					
		Blinds & Shedes, 4-tryork					
26	93	Seccial Construction					
		Flumbing & Her Weter					
29	113	Heat & Ventilation					
		Arr Conditioning Electrical					
37	-	SUSTOTAL (Emerge)					
72		TOTAL (Lines 32 and 33)	·····				_:
_		Earth Wark					
		Site Utilities Roods & Walks					
		Site Improvements					
		Lawes & Pleaning		MENSYSTEM AND MARKET A	SPECIAL	OFFSITE COST	
41	-	TOTAL LAMB IMPROTS.		EXTERIOR LAND IMPRO	PREMENT	leasts not included in wade t	
43	L	TOT. STRUCT. & LAND HIPEVTS.		DESCRIPTION	EST. COST	DESCRIPTION	EST. COST
43	+	GENERAL REQUIREMENTS					<u> </u>
45	_	BUILDER'S OVEPHEAD					
44	1	BUILDER'S PROFIT		TOTAL 6 QTHER FEES		TRTAL I	
4						DEMOLITION	
4 <u>1</u>		OTHER PRES				(costs are torladed in wade it	EST. COST
51	Ι	TOTAL POR ALL IMPROVEMENTS					
2		Builder's Trubit and by moons					
	1	TOTAL POR ALL IMPROVEMENTS LESS LINE IS		TOTAL 8		TOTAL 5	
				a		•	
	_	·9·9··		Dy		- Date	
•	-			e ₇		_ Done	
4	FH	A		One One	Pro		(Bata)
FMA						- Dete	
							FMA: 2028 6-771

Appendix 12

INSTRUCTIONS FOR COMPLETING FORM FHA-2328

This form is prepared by the contractor and 'or mortgagor as a requirement for the issuance of a firm commitment. The firm replacement costs of the project also serves as a basis for the disbursement of dollar amounts when insured advances are requested. A detail breakdown of trade items is provided along with spaces to enter dollar amounts and trade descriptions.

A separate form is prepared through line 32 for each <u>structure type.</u> A summation of these structure costs are entered on line 32 of a master form. Land improvements, General Requirements and Fees are completed through line 53 on the master 2328 only.

DATE. -- Date form was prepared.

SPONSOR. -- Name of sponsor or sponsoring organization.

PROJECT NO. -- Eight-digit assigned project number.

BUILDING IDENTIFICATION. -- Number(s) or letter(s) of each building as designated on plans.

NAME OF PROJECT. -- Sponsors designated same of project.

LOCATION. .. Street address, city and state.

<u>DIVISION.</u> Division numbers and trade items have been developed from the cost accounting section of the uniform system.

ACCESSORY STRUCTURES. -- This item reflects structures, such as: community, storage, maintenance, mechanical, laundry and project office buildings. Also included are garages and carports or other buildings.

When the amount shown on Line 33 is \$20,000.00 or 2 % of Line 32 whichever is the lesser, a separate FHA Form 2328 will be prepared through Line 32 for Accessory Structures.

<u>UNUSUAL SITE CONDITIONS.</u> -- This trade item reflects rock excavation, high water table, excessive cut and fill, retaining walls, erosion, poor drainage and other on-site conditions considered unusual.

COST. -- Enter the cost being submitted by the Contractor or bids submitted by a qualified subcontractor for each trade item. These costs will include, as a minimum, prevailing wage rates as determined by the Secretary of Labor.

TRADE DESCRIPTION. -- Enter a brief description of the work included in each trade item.

OTHER FEES: -- Includable are fees to be paid by the Contractor, such as sewer tap fees not included in the plumbing contract. Fees paid or to be paid by the Mortgagor are not to be included on this form.

TOTAL FOR ALL IMPROVEMENTS. Line 51 -- This is the sum of lines 1 through 50 and is to include the total builder's profit (line 45).

LINE 52 - When applicable, enter that portion of the builder's profit (line 45) to be paid by means other than cash and/or any part of the builder's profit to be waived during construction

NON-RESIDENTIAL AND SPECIAL EXTERIOR LAND IMPROVEMENT COSTS. -- Describe and enter the cost of each improvement, i.e. on-site parking facilities including individual garages and carports, commercial facilities, swimming pools with related facilities and on-site features provided to enhance the environment and livability of the project and the neighborhood. The Design Representative and Cost Analyst shall collaborate with the mortgagor or his representive in designating the items to be included.

OFF-SITE COSTS. -- Enter description and dollar amount including fees and bond premium for eff-site improvements.

<u>DEMOLITION</u>. -- Enter description and dollar amount of demolities work necessary to condition site for building improvements including the removal of existing structures, foundations, utilities, etc.

OTHER FEES. - . Enter a brief description of item involved and cost estimate for each item.

SIGNATURES. -- Enter the firm name, signature of authorized officer of the contractor and/or mortgagor and date the form was completed.

FHA-2320 (6-77)